

DRIVE THRU PAD | SWC ELLSWORTH & BROADWAY | MESA, AZ



ACRES:
±0.73

SQUARE FEET:
±32,268

ZONING:
C-2

ADDRESS:
420 S ELLSWORTH ROAD, MESA AZ 85208

SUMMARY:

This Fully Entitled Drive-Thru PAD is located in the city of Mesa, AZ. The surrounding trade area has a robust population of over 225,000 residents and over 200,000 workers with an average annual household income of nearly \$80,000. Nearly 50,000 vehicles per day pass through the intersection of Ellsworth Road and Broadway Rd. Due Diligence is located on page 5 or at DriveThruPads.com.



DRIVE THRU PADS
COMMERCIAL DEVELOPMENT

2325 E Camelback Rd Suite 400
Phoenix, Arizona 85016
www.DriveThruPads.com

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TRAFFIC COUNTS

Broadway Road: ±24,053 VPD
Ellsworth Road: ±25,000 VPD
Total Traffic: ±49,053 VPD

DEMOGRAPHICS

Avg Household Income

1 Mile	3 Miles	5 Miles
\$56,890	\$75,696	\$79,593

Total Population

1 Mile	3 Miles	5 Miles
16,433	104,345	228,368

Daytime Population

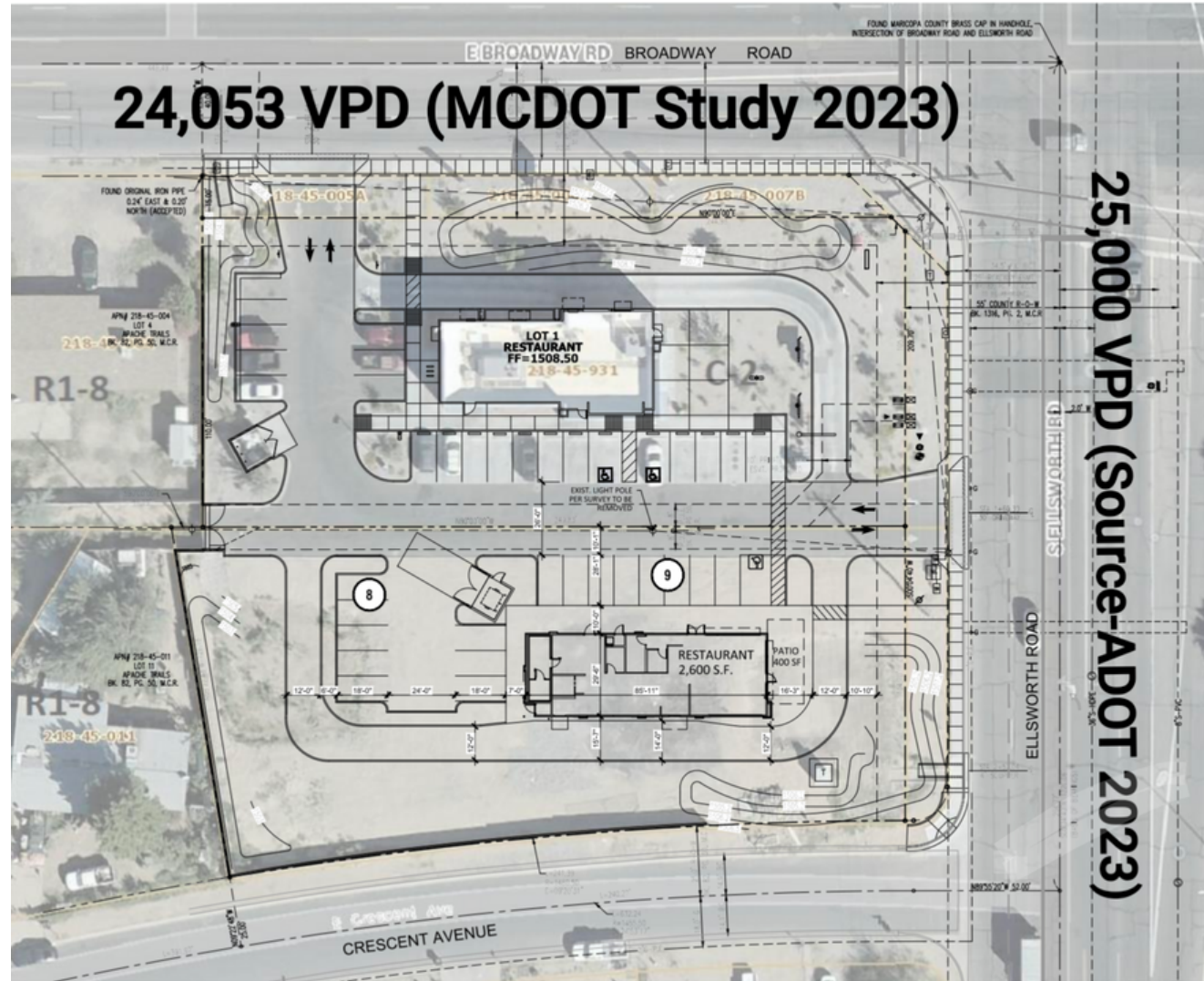
1 Mile	3 Miles	5 Miles
13,264	90,261	207,820

Total Households

1 Mile	3 Miles	5 Miles
7,000	41,497	90,880

AVAILABLE

- PAD ± 28,036 SF, 0.64 AC

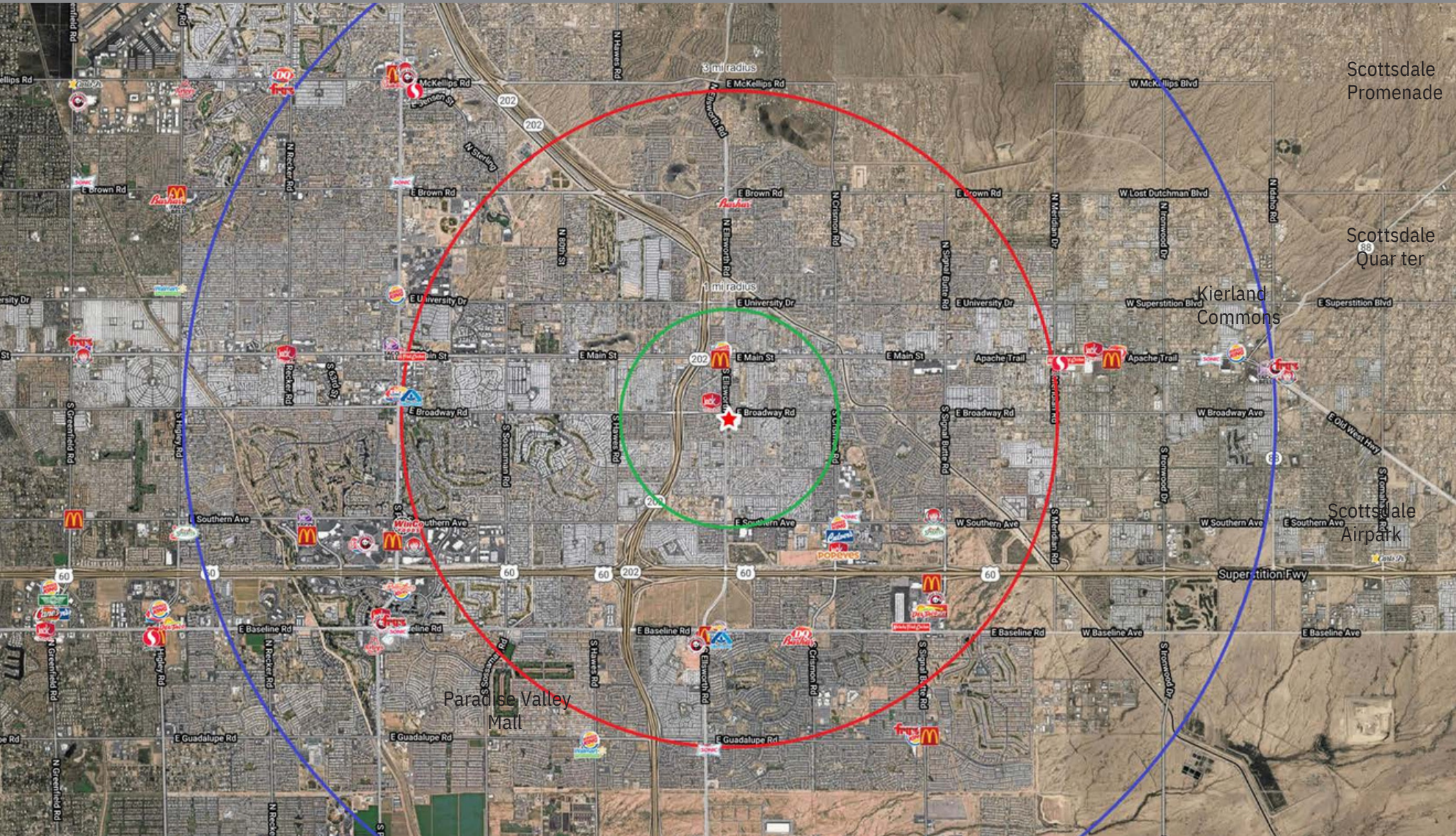


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ANNUAL HOUSEHOLD SPENDING



INCOME



Households By Income

The largest group: \$50,000 - \$74,999 (21.1%)
The smallest group: \$200,000+ (4.0%)

Indicator	Value	Difference
<\$15,000	7.8%	+0.4%
\$15,000 - \$24,999	9.7%	+1.8%
\$25,000 - \$34,999	9.9%	+1.5%
\$35,000 - \$49,999	14.3%	+1.8%
\$50,000 - \$74,999	21.1%	+2.6%
\$75,000 - \$99,999	13.2%	-0.7%
\$100,000 - \$149,999	15.6%	-0.9%
\$150,000 - \$199,999	4.5%	-2.6%
\$200,000+	4.0%	-3.9%

Bars show deviation from Maricopa County

KEY FACTS

104,345

Population

43.6

Median Age

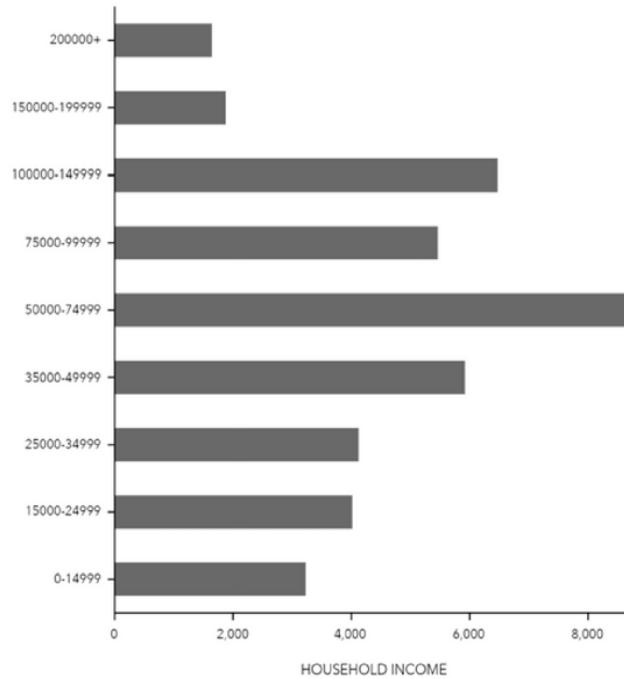


41,497

Households

\$48,891

Median Disposable Income



Average Household Size

for this area

2.50

which is less than the average for United States

Area	Value	0.00	4.00
Maricopa County	2.69		
Arizona	2.64		
United States	2.58		
This area	2.50		

EDUCATION

10%

No High School Diploma



29%
High School Graduate



37%
Some College



24%
Bachelor's/Grad/Prof Degree

EMPLOYMENT

64%

21%

15%

11.6%

Unemployment Rate



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DUE DILIGENCE DOCUMENTS VIA DROPBOX

- Geotechnical & Soils Reports
- Traffic Studies - Ingress/Egress
- Will Serve Letters - All Utilities
- Easements and Right-of-Way
- Drive Thru Approval - ADOT/MCDOT/Maricopa County
- Public Outreach - Support of Drive-Thru Restaurant
- Parking & Utility Easements

